



Nestled within the prestigious Belvoir Park development this exceptional coach house seamlessly combines tranquility of semi-rural living with the convenience of Belfast city life. Just a stones throw from a wide array of amenities and well connected to major road networks, commuting couldn't be easier.

The property is finished to the highest standard and is elegantly presented throughout. Inside the spacious living room boasts a limestone fireplace with cozy multi-fuel burner. The large open plan kitchen features modern design with a breakfast island and flows effortlessly into a casual dining and living area with French doors leading to a private walled garden. Additionally there is a utility room and ground floor wc. Upstairs you will find four generously sized bedrooms with principal and bedroom 2 both with ensuite shower rooms. The main bathroom is also conveniently located on this floor.

Externally the property offers a private walled garden, patio and ample driveway parking for multiple vehicles. With such a high level of specification both inside and out we anticipate strong interest in this outstanding property.

Offers Over
£445,000

3 Lady Ishbel Avenue,
BELFAST,
BT8 8FR

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented coach house in exclusive Belvoir Park Development
- Large entrance hall with feature wood panelling & ground floor wc
- Spacious living room with limestone fireplace & multi-fuel burner
- Large open plan modern fully fitted kitchen with breakfast island opening to ample casual dining & living space with French doors to rear walled garden
- Utility room with access to side
- 4 double bedrooms principal & bedroom 2 with ensuite shower rooms
- Modern bathroom with white suite
- High standard of finish throughout
- Gas fired central heating / Double glazed windows
- Driveway with ample parking leading to carport
- Enclosed rear garden laid in lawns with paved patio area ideal for barbecuing & outdoor entertaining
- Semi-rural location yet close to an extensive range of amenities & a short drive to Belfast city centre

The Property Comprises:

Ground Floor

Composite front door with glazed insets to . . .

RECEPTION HALL: Porcelain tiled floor, part wood panelled walls, cornice ceiling, low voltage spotlights.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, porcelain tiled floor, extractor fan.

LIVING ROOM: 16' 8" x 13' 6" (5.08m x 4.11m) Oak wooden flooring, limestone surround fireplace with cast iron wood burning stove and stone recess, cornice ceiling.



KITCHEN/LIVING/DINING AREA: 22' 2" x 21' 6" (6.76m x 6.55m) (L-shaped, at widest points). Contemporary, modern fully fitted kitchen with excellent range of high and low level units, granite worktops, single drainer stainless steel inset sink unit with mixer tap, built-in high level Siemens oven and combi microwave oven, warming drawer below, integrated dishwasher, fridge and freezer, breakfast island with granite worktop, four ring Neff induction hob with extractor fan above, pull-up electric sockets, built-in breakfast bar. Open to ample dining and living space, porcelain tiled floor, double glazed French doors to rear garden, low voltage spotlights.



UTILITY ROOM: 8' 0" x 7' 0" (2.44m x 2.13m) Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, double glazed access door to side, porcelain tiled floor.

First Floor

LANDING: Access to floored roofspace with light via Slingsby ladder, airing cupboard with built-in shelving and pressurised water cylinder



BEDROOM (1): 19' 1" x 11' 8" (5.82m x 3.56m) (at widest points). Feature wood panelled wall.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, mirror recess, built-in shower cubicle with chrome overhead shower unit, ceramic tiled floor, tiled splashback, extractor fan.



BEDROOM (2): 12' 4" x 12' 4" (3.76m x 3.76m) Low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, built-in shower cubicle with shower unit, tiled splashback, ceramic tiled floor, part tiled walls, chrome heated towel rail.



BEDROOM (3): 12' 6" x 12' 3" (3.81m x 3.73m) Low voltage spotlights.



BEDROOM (4): 10' 8" x 8' 6" (3.25m x 2.59m) Low voltage spotlights.



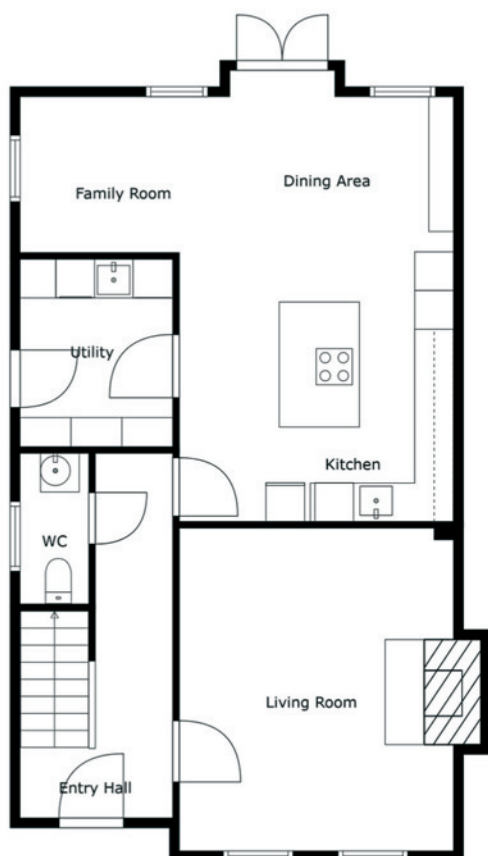
BATHROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, free standing bath with chrome mixer tap, part tiled walls with mosaic inset detail, ceramic tiled floor, chrome heated towel rail, low voltage spotlights, extractor fan.



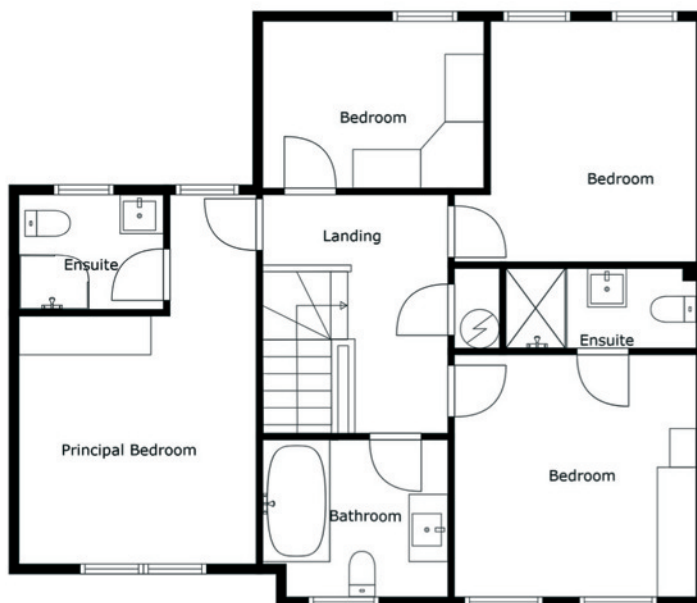
Outside

Tarmac driveway with off street parking for three cars, carport. Front garden laid in lawns. Enclosed rear garden laid in lawns with limestone paved patio area ideal for barbecuing and outdoor entertaining, garden shed.





Floor 1



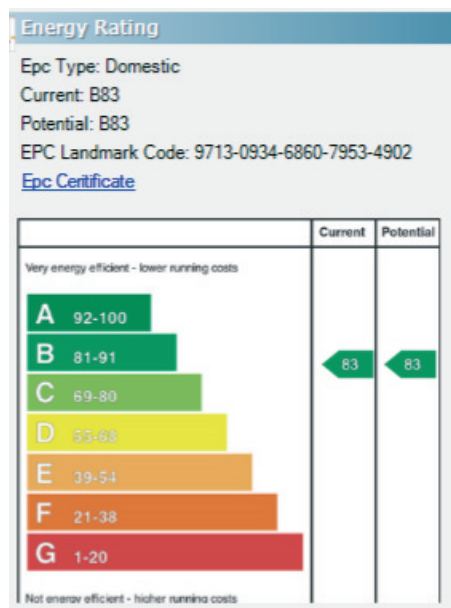
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Milltown Road A55 turn onto Hospital Road & access to the development is on the right hand side before Hospital Road becomes Purdysburn Hill.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.